

# STAFFORD COUNTY SCHOOL BOARD

## Agenda Consideration

**TOPIC:** Award of Contract - Door  
Replacement Project  
Stafford Senior High School

**ITEM NO.:** 13C

**PREPARED BY:** Tom Henry  
Project Manager

**MEETING:** July 13, 2004  
**ACTION DATE:** July 13, 2004

Scott Horan, Executive  
Director, Planning &  
Construction

Andre' A. Nougaret,   
Assistant Superintendent  
for Support Services

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**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board approve and fund \$96.5K for the Fire Door Replacement Project at Stafford Senior High School. If approved, funding for this project is available from funds remaining from the Stafford Senior High School Renovation Project (\$44K) with the balance to come from the School Construction Reserve Fund Account.

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### KEY POINTS:

1. Stafford Senior High School underwent an \$11.8M three-phased renovation that was completed in September 2000. This renovation addressed a variety of areas including the replacement of doors throughout the school.
2. In November 2001, the County Fire Marshal identified fire inspection violations to numerous stairwell doors that had recently been replaced as part of the renovation. Doors were failing at the hinge plate and in hindsight, better quality/more durable doors should have been used in these areas. Efforts to address these door failures through warranty process failed due to the manufacturers refusal to repair (claimed doors were out of warranty and were vandalized). The County Fire Marshal continued to cite Stafford Senior High School during fire inspections for these and other stairwell door violations.
3. In March 2004, SCPS Planning and Construction Department re-initiated the subject project using remaining funding from the Stafford Senior High School Renovation Project. During project development, 12 more interior/exterior doors not addressed in the recent renovation were inspected and found to be past their normal life expectancy. These additional doors are in extremely poor condition, door hardware does not operate correctly and are extremely difficult to secure. An alternate bid item #1 was added to the project to obtain a bid for the additional doors/hardware. Executing this alternative with the base bid will provide economy of scale (pricing & mobilization), allow work to be accomplished this summer and finally prevent a potential disruption of school activity during a school year.

4. Project design was not required for this project. Statement of work with standard bidding package was developed and used to bid project.
5. On May 25, 2004, one bid was received from Best Access Systems for \$112.6K (\$74.7K for base bid, \$37.9K for alternative). The SCPS Planning and Construction Department verified the bidder was responsive and negotiated with the bidder on his proposed bid. Project cost was revised to \$93.7K (\$60.5K for base bid, \$33.2K, for alternative).
6. At the June 15, 2004 School Board Meeting, the School Board selected option 8c (immediately re-bid the project) due to only one responsive bidder. The SCPS Planning and Construction Department initiated re-bidding of the project at full scope on June 17, 2004.
7. The project bid package information was sent to 13 potential bidders through the SCPS and Stafford County bid list. On July 2, 2004 bids were opened. Three ( 3) full scope bid responses were received with a high bid from Precision Door & Hardware for \$124.8K and the low bid from Best Access Systems for \$96.5K. The SCPS Planning and Construction Department verified the low bidder was responsive and upon School Board approval plan to award the contract to Best Access Systems. Notice to Proceed will be provided on July 14, 2004.
8. Subject project is not in the Capital Improvement Program.
9. Funds are available from Stafford Senior High School Renovation Project (\$44K) and in the School Construction Reserve Fund Account

**SCHOOL BOARD GOAL: #5** – Provide facilities that promote student learning and and community support.

**#7** – Provide school environments where teachers are safe to teach and students are safe to learn

**FUNDING SOURCE:** Stafford Senior High School Renovation Project (\$44K) and the School Construction Fund Reserve Account

**AUTHORIZATION REFERENCE:** N/A